

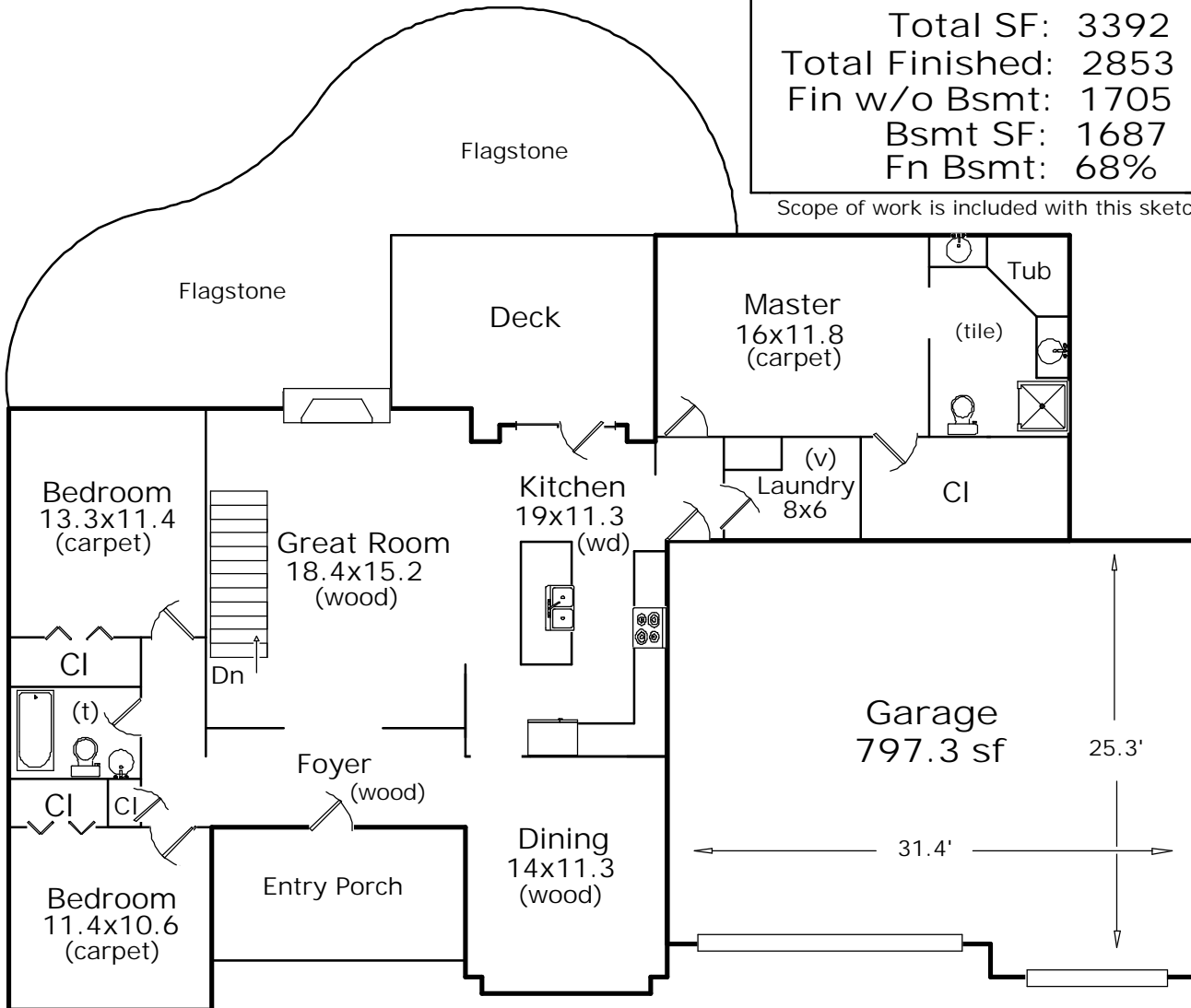
FLOORPLAN SKETCH

| | |
|---|-------------------------|
| Borrower: | File No.: mk0814doloesm |
| Property Address: 1720 Dolores River Dr | Case No.: |
| City: Windsor | State: CO Zip: |
| Lender: Agent: Wynn Washle | |

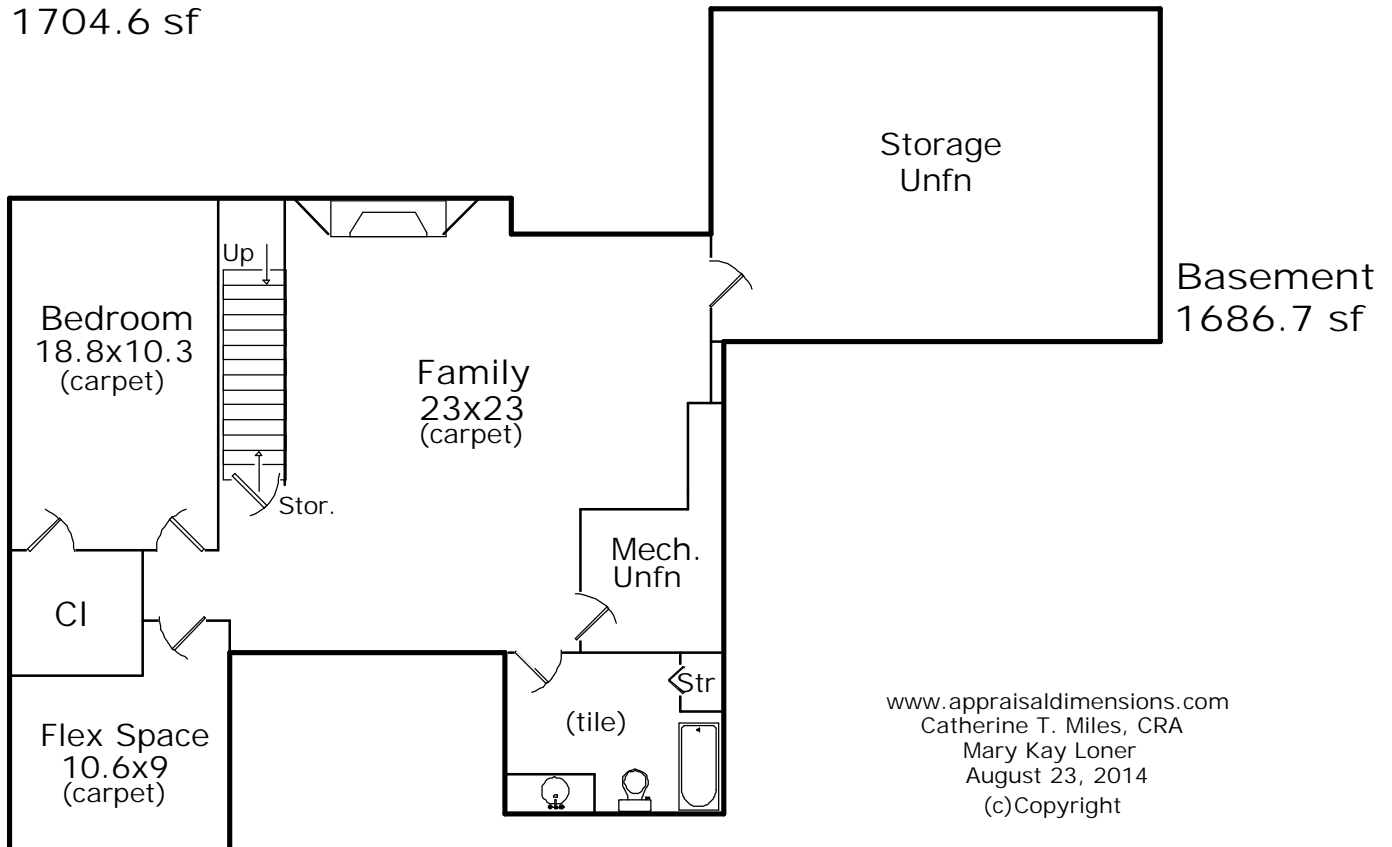
1720 Dolores River Dr

Total SF: 3392
 Total Finished: 2853
 Fin w/o Bsmt: 1705
 Bsmt SF: 1687
 Fn Bsmt: 68%

Scope of work is included with this sketch.



First Floor
 1704.6 sf



Basement
 1686.7 sf

www.appraisaldimensions.com
 Catherine T. Miles, CRA
 Mary Kay Loner
 August 23, 2014
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FLOORPLAN SKETCH

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| AREA CALCULATIONS SUMMARY | | | |
|---------------------------|-------------|-----------|------------|
| Code | Description | Net Size | Net Totals |
| GLA1 | First Floor | 1704.64 | 1704.64 |
| BSMT | Basement | 1686.74 | 1686.74 |
| GAR | Garage | 797.34 | 797.34 |
| Net LIVABLE Area | | (rounded) | 1705 |

| LIVING AREA BREAKDOWN | | |
|-----------------------|-------------|----------------|
| | Breakdown | Subtotals |
| First Floor | | |
| | 28.0 x 2.0 | 56.00 |
| | 64.1 x 6.0 | 384.60 |
| | 1.0 x 7.7 | 7.70 |
| | 12.5 x 25.0 | 312.50 |
| | 17.3 x 39.8 | 688.54 |
| | 1.0 x 10.2 | 10.20 |
| | 9.0 x 12.2 | 109.80 |
| | 11.0 x 12.3 | 135.30 |
| 8 Items | | (rounded) 1705 |

| | |
|--------|---------------|
| Garage | GAR |
| 31.8 x | 24.3 = 772.74 |
| 2.0 x | 12.3 = 24.60 |

Area total (rounded) = 797

| | |
|-------------|---------------|
| First Floor | GLA1 |
| 28.0 x | 2.0 = 56.00 |
| 64.1 x | 6.0 = 384.60 |
| 1.0 x | 7.7 = 7.70 |
| 12.5 x | 25.0 = 312.50 |
| 17.3 x | 39.8 = 688.54 |
| 1.0 x | 10.2 = 10.20 |
| 9.0 x | 12.2 = 109.80 |
| 11.0 x | 12.3 = 135.30 |

Area total (rounded) = 1705

| | |
|----------|---------------|
| Basement | BSMT |
| 28.0 x | 2.0 = 56.00 |
| 64.1 x | 6.0 = 384.60 |
| 12.5 x | 25.0 = 312.50 |
| 17.3 x | 39.8 = 688.54 |
| 9.0 x | 12.2 = 109.80 |
| 11.0 x | 12.3 = 135.30 |

Area total (rounded) = 1687

August 23, 2014

Agent: Wynn Washle

File Number: mk0814doloresm

SCOPE OF WORK:

In accordance with your request, I have measured the following home and provided a sketch of the floor plan. Square footage is taken from outside measurements as per ANSI (American National Standards Institute) guidelines which are the guidelines to which HUD refers, with the exception of below grade finished areas. In this case we follow local custom which is to include the garden level in tri-levels in finished above grade square footage.

1720 Dolores River Dr
Windsor, CO

Homes where outside measurement are inaccessable, inside measurements are used & an additional .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high. Rms that are not square or rectangular, measurements are taken from the longest points. Attached dwellings are measured from the centerline between units where appropriate. Condos are measured from interior walls. Bdrms are measured excluding closets. Kitchens are measured wall to wall.

August 23, 2002

All totals are estimates based on exterior dimensions. It is not unusual for two different appraisers to arrive at slightly different totals.

Thank you for your business.

Mary Kay Loner
Appraisal Dimensions
970-227-1429